COMM SE COR OF NW1/4 OF SE1/4, W
POB, CONT W 347.50 FT, N 1081.17
OF SR-247, N44 DEG E ALONG R/W 4

HANCOCK EDWARD E
9075 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

01-5S-15-00423-005

BUILDING CHARACTERISTICS

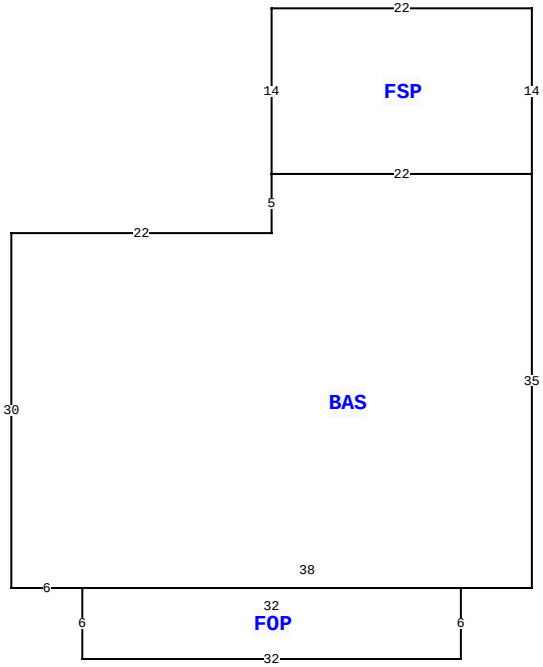
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	111,103
FOP	192	30		58	4,506
FSP	308	40		123	9,556
TOTALS	1,930			1,611	125,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	106.7220	119.53	192,563	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1430 HX Base Yr 2019



9075 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,166
TOTAL MARKET OB/XF VALUE		4,120
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		142,791
SOH/AGL Deduction		44,705
ASSESSED VALUE		98,086
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,364
TOTAL JUST VALUE		224,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7459	SFR	36,000	08/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/1806	9/16/2020	QC	U	I	11	74,600

GRANTOR: HANCOCK LAUREN &
GRANTEE: HANCOCK EDWARD E

1378/0447	6/29/2018	WD	U	I	30	100

GRANTOR: LAUREN HANCOCK
GRANTEE: EDWARD E HANCOCK &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 E6 FOP= S6 E32 N6 W32$ E38 N35 FSP= N14 W22 S14 E22$ W22 S5$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	16	24	384.00	UT	5.00	5.00	100	2005	2005	3	100	1,920	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,120

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/07/2016 BY DF Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/19/2025 BY SYS